

DRAFT PLAN OF SUBDIVISION PART OF LOT 5, CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

SCALE: 1:1500

DRAFT PLAN T-



KEY PLAN NTS

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

TOWN OF CALEDON
PLANNING
RECEIVED
April 1, 2026

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: MARCH 25, 2026

Ross Denbroeder

ROSS DENBROEDER, OLS
R-PE SURVEYING LTD.
643 CHRISLEA ROAD, SUITE 7
ONTARIO, L4L 8A3

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

OWNER

ALCAN HOLDING INC.

C/O
122 ROMINA DRIVE
CONCORD, ONTARIO,
L4K 4Z7

Benedetto Marotta
BENEDETTO MAROTTA A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 39,410±Ha. (97,384±AcS)

	BLOCKS	LOTS	UNITS	±Ha.	±AcS.
SINGLE DETACHED DWELLING					
• LOTS 1, 2, 8, 24-46, 53-58, 64-72, 161-176, 178-180, 185-191, 194, 195, 202-204, 215-217, 288-298, 301, 330-338, AND 364-395 MIN. LOT FRONTAGE = 9.8m. MIN. AREA = 250.0m ²		128	128	3,634	8,980
SEMI DETACHED DWELLING					
• LOTS 3-7, 9-23, 47-52, 59-63, 73-77, 82-85, 87-93, 99-110, 116-120, 124-134, 140-150, 155-160, 177, 182-184, 192, 193, 196-201, 205-214, 218-228, 231-240, 247-249, 255-267, 273-277, 283-287, 299, 300, 302-329, AND 339-363 MIN. LOT FRONTAGE = 13.7m. MIN. AREA = 350.0m ²		215	430	8,666	21,414
STANDARD TOWNHOUSE DWELLING					
BLOCKS 78-81, 86, 94-98, 111-115, 121-123, 135-139, 151-154, 181, 229, 230, 241-246, 250-254, 268-272, AND 278-282 MIN. UNIT FRONTAGE = 7.62m.	51		227	6,377	15,758
SUBTOTAL	51	343	785	18,677	46,152
BLOCK 396 - PARK		1		1.488	3,677
BLOCK 397 - STORMWATER MANAGEMENT		1		3.305	8,167
BLOCK 398 - CHANNEL		1		2.136	5,277
BLOCK 399 - NATURAL HERITAGE SYSTEM		1		3.745	9,255
BLOCK 400-402 - ARTERIAL ROAD BUFFER		3		0.232	0.573
BLOCK 403 - SERVICING		1		0.027	0.067
BLOCK 404 - ROAD WIDENING		1		0.804	1,986
BLOCKS 405-407 - 0.3m RESERVE		3		0.034	0.085
STREETS				8.962	22,145
23.5m. WIDE TOTAL LENGTH = 897.2m. AREA = 2,109±Ha.					
18.0m. WIDE TOTAL LENGTH = 3,505.5m. AREA = 6,309±Ha.					
16.0m. WIDE TOTAL LENGTH = 340.8m. AREA = 0,544±Ha.					
TOTAL				39,410	97,384

- NOTES:
- ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
 - 0.3m RESERVES HAVE BEEN EXAGGERATED TO 1.0M FOR VISUAL PURPOSES

DAYLIGHT TRIANGLE LAND DEDICATION:
LOCAL ROAD TO LOCAL ROAD: 5m BY 5m
LOCAL ROAD TO COLLECTOR ROAD: 6m BY 6m
COLLECTOR ROAD TO COLLECTOR ROAD: 10m BY 10m
COLLECTOR ROAD TO HEALEY ROAD: 10m BY 10m
COLLECTOR ROAD TO GORE ROAD: 15m BY 15m

KLM PLANNING PROJECT No. P-3251A
SCALE 1:1500 MARCH 24, 2026
(3251ADES27) X-REF: (3251AMAS1 & 3251AMTOPI)

DWG. No. - 26:1
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3 TEL: (905) 669-4055

